

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Mobile

State: AL

PJ's Total HOME Allocation Received: \$23,870,346

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*	
					Group	B
				PJs in State:	6	
<u>Program Progress:</u>						
% of Funds Committed	95.24 %	94.97 %	4	92.82 %	71	70
% of Funds Disbursed	80.76 %	82.49 %	5	82.38 %	29	33
Leveraging Ratio for Rental Activities	0.29	1.75	6	4.55	5	7
% of Completed Rental Disbursements to All Rental Commitments***	82.35 %	90.06 %	5	80.69 %	36	29
% of Completed CHDO Disbursements to All CHDO Reservations***	81.69 %	71.75 %	2	67.01 %	78	74
<u>Low-Income Benefit:</u>						
% of 0-50% AMI Renters to All Renters	98.15 %	75.20 %	1	79.23 %	92	88
% of 0-30% AMI Renters to All Renters***	87.65 %	45.06 %	1	44.47 %	98	95
<u>Lease-Up:</u>						
% of Occupied Rental Units to All Completed Rental Units***	98.77 %	89.87 %	4	93.93 %	57	53
<u>Overall Ranking:</u>			In State:	1 / 6	Nationally:	75 73
<u>HOME Cost Per Unit and Number of Completed Units:</u>						
Rental Unit	\$18,349	\$21,614		\$24,984	162 Units	9.40 %
Homebuyer Unit	\$25,611	\$19,823		\$14,192	178 Units	10.30 %
Homeowner-Rehab Unit	\$13,418	\$17,584		\$20,036	160 Units	9.30 %
TBRA Unit	\$4,831	\$4,831		\$3,164	1,226 Units	71.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Mobile AL

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$22,314	\$55,118	\$18,782
State:*	\$68,115	\$75,752	\$21,387
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ: 2.4 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.79

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	8.8	0.6	5.6	13.1
Black/African American:	90.0	98.3	91.9	86.8
Asian:	0.6	1.1	1.3	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.6	0.0	1.3	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.1

ETHNICITY:

Hispanic	0.0	0.0	0.0	0.1
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HOUSEHOLD SIZE:

1 Person:	23.1	23.2	48.1	21.1
2 Persons:	35.6	26.0	25.0	38.5
3 Persons:	29.4	33.3	8.8	21.4
4 Persons:	8.1	11.3	13.8	10.9
5 Persons:	3.1	2.8	1.3	6.0
6 Persons:	0.0	2.8	1.3	0.8
7 Persons:	0.6	0.0	1.3	1.0
8 or more Persons:	0.0	0.6	0.6	0.2

HOUSEHOLD TYPE:

Single/Non-Elderly:	11.9	24.3	11.9	9.0
Elderly:	18.8	8.5	60.6	12.2
Related/Single Parent:	63.7	52.0	20.0	75.9
Related/Two Parent:	4.4	14.7	7.5	1.3
Other:	1.3	0.6	0.0	1.5

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	88.8	0.6 [#]
HOME TBRA:	0.6	
Other:	1.9	
No Assistance:	8.8	

of Section 504 Compliant Units / Completed Units Since 2001 3

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Mobile State: AL Group Rank: 75
 (Percentile)
 State Rank: 1 / 6 PJs Overall Rank: 73
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	82.35	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	81.69	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	98.15	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	98.77	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	3.14	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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